

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT A, EASTMONT 2ND ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 7EAST, OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 'A'; THENCE, NORTHERLY, ALONG THE WEST LINE OF SAID LOT 'A'; ON AN ASSUMED BEARING OF NORTH 05 DEGREES 47 MINUTES 09 SECONDS EAST, A DISTANCE OF 428.52 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS REFERRED TO IN INST. NO. 2002-6545, RECORDS OF LANCASTER COUNTY; THENCE SOUTH 88 DEGREES 31 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF "O" STREET, A DISTANCE OF 120.36 FEET TO A SOUTH CORNER OF SAID PARCEL OF LAND; THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 510.02 FEET TO A SOUTH CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 86 DEGREES 15 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 14.03 FEET TO A SOUTH CORNER OF SAID PARCEL OF LAND; THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 119.09 FEET TO THE RIGHT-OF-WAY LINE OF LYNCREST DRIVE, A DISTANCE OF 39.08 FEET TO A WEST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 10 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG A WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 167.46 FEET TO A WEST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 20 DEGREES 49 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 114.20 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND, SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE, SAID POINT BEING ON THE EAST LINE OF SAID LOT 'A'; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 572.57 FEET, A DELTA ANGLE OF 09 DEGREES 14 MINUTES 54 SECONDS, AN ARC LENGTH OF 92.42 FEET, ALONG THE EAST LINE OF SAID LOT 'A'; HAVING A CHORD BEARING SOUTH 88 DEGREES 31 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 100.00 FEET TO A SOUTH CORNER OF SAID LOT 'A'; THENCE SOUTH 65 DEGREES 58 MINUTES 52 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 'A'; A DISTANCE OF 102.33 FEET TO A SOUTH CORNER OF SAID LOT 'A'; THENCE NORTH 89 DEGREES 25 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 'A'; A DISTANCE OF 710.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 313.932.64 SQUARE FEET OR 7.21 ACRES, MORE OR LESS.

Outlot 'A', Eastmont 2nd Addition, Lincoln, Lancaster County, Nebraska, EXCEPT a portion of Outlot 'A', Eastmont 2nd Addition in the Northwest 1/4 of Section 28, Township 10 North, Range 7 East of the 6th P.M., in Lancaster County, Nebraska more particularly described as follows:

Beginning at the Northeast corner of said Outlot 'A' proceeding Southerly, along the East line of said Outlot 'A', a distance of 16.55 feet; thence Northwesterly, along diagonal line, a distance of 27.59 feet, to a point on the North line of said Outlot 'A'; thence Easterly, along said North line, a distance of 21.92 feet, to the point of beginning; AND EXCEPT a portion of Outlot 'A', Eastmont 2nd Addition in Section 28, Township 10 North, Range 7 East of the 6th P.M., Lincoln. Lancaster County, Nebraska more particularly described as follows : Commencing at : The Northwest corner of Section 28; thence East along the North line of said Section 28 a distance of 837.90 feet; thence South along a line which defects 9° right from the last described course, a distance of 45.0 feet; thence West along a line which defects 41°10'30" left from the last described course, a line which lies 45.0 South of and parallel to the North line of said Section 28, a distance of 724.36 feet; thence Southeasterly along a line which defects 48°10'30" right from the last described course, a distance of 27.59 feet; thence Southerly along a line which defects 41°17'29" right from the last described course, said line being the East line of Outlot 'A', a distance of 239.0 feet to the point of curvature of a circular curve, bearing to the left, whose radius is 572.57 feet; thence continuing along said circular curve, an arc distance of 43.98 feet; thence Northwesterly along a line which defects 163°28'03" north from the final tangent of the last described curve, a distance of 114.48 feet; thence Northwesterly along a line which defects 10°24'06" right from the last described course, a distance of 167.88 feet; thence Northwesterly along a line which defects 41°08'21" left from the last described course, a distance of 39.18 feet; thence West along a line which defects 34°39'21" left from the last described course, a distance of 508.90 feet; thence West along a line which defects 1°31'55" left from the last described course, a distance of 120.10 feet to a point on the West line of said Outlot 'A'; thence North along said West line, a distance of 11.39 feet to the point of beginning.

I, DANIEL A. THOMSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Survey Record Repository
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500
JAN 20 2012
LANCASTER
1053-530



Signed this 21 day of December 2011
Name: David Thomas
Surveyor's license No. L.S. 593
Olsson Associates Phone: 402-474-6311
1111 Lincoln Mall Fax: 402-474-5160
Lincoln, NE 68508

SECTION CORNER
CALCULATED CORNER
● CORNER ESTABLISHED
○ CORNER FOUND
C CALCULATED DISTANCE
M MEASURED DISTANCE
P PLAT DISTANCE
R SURVEY AA-8937
R1 SURVEY AA-17287
D INST. NO. 2002-6545

NW CORNER NW4 28-10-7E
FD. 2" CAP IN MONUMNET BOX AT CENTER OF
INTERSECTION OF 56TH AND 'O' STREET

46.70' NE. CHISELED 'X' IN TOP OF CURB AT MIDDLE
OF RETURN
58.17' SE. CHISELED 'X' IN TOP OF CURB AT MIDDLE
OF RETURN
67.81' SW. CHISELED 'X' IN TOP OF CURB AT MIDDLE
OF RETURN
60.87' NW. CHISELED 'X' IN TOP OF CURB AT MIDDLE
OF RETURN

NE CORNER NW4 28-10-7E
FD. 2" CAP IN MONUMENT BOX AT INTERSECTION OF
63RD AND 'O' STREET AT ENTRANCE TO MALL
(TIES CHECK WITH LANCASTER COUNTY TIES)

89.57' NE. FD. MAG NAIL NEAR CORNER OF TRAFFIC
SIGNAL BASE
78.79' SE. FD. MAG NAIL NEAR CORNER OF TRAFFIC
SIGNAL BASE
72.92' SW. FD. MAG NAIL NEAR CORNER OF TRAFFIC
SIGNAL BASE
83.86' NW. FD. MAG NAIL NEAR CORNER OF TRAFFIC
SIGNAL BASE
85.43' N. FD. MAG NAIL IN NOSE OF ISLAND

BOUNDARY SURVEY

REMAINING PORTION OF LOT 'A'
EASTMONT 2ND ADDITION

2011

INCOIN NIE

drawn by: _____ DA
checked by: _____
approved by: _____
QA/QC by: _____ MR
project no.: 011-258
drawing no.: 13063
date: 12.27.1

SHEET
of